



**Minneapolis**  
City of Lakes

**Operations &  
Regulatory Services**  
John A. Bergquist  
Assistant City Coordinator

**Licenses &  
Consumer Services Division**  
James J. Moncur  
Director  
Clara Schmit-Gonzalez  
Assistant Director

350 South 5th Street - Room 1C  
Minneapolis MN 55415-1391

Office 612 673-2080  
Fax 612 673-3399

ADA 612 673-3506

Animal Control 612 348-4250

Building  
Contractor Licenses 612 673-3001

Environmental Health 612 673-2170

Liquor Licenses 612 673-2871

Parking Enforcement/  
Traffic Control 612 335-5932

Space Planning 612 673-3343

November 20, 2002

8d  
PSRS - Postpone to Jan 8<sup>th</sup>  
12/11/02

**In the Matter of the  
Hotel License for the  
Gopher Motel, Inc  
DBA: University Inn  
925 4<sup>th</sup> Street SE  
Ward One**

**Business  
Operating  
Conditions**

In February 1999, The Hotel license for the Gopher Motel, located at 925-4<sup>th</sup> Street SE was revoked. The reasons for the revocation was

- 1.) numerous incidents of drug dealing
- 2.) inordinate number of calls for emergency service due in large part to criminal activities or disruptions at the motel
- 3.) , The licensees either knew or had reason to know that illegal activities were taking place at the motel. The on-site management of the motel was inadequate and insufficient. Specifically, the management did not provide the appropriate procedural or physical safeguards to allow it to operate within the standards required by the license.

The license revocation was stayed and license renewal was expressly conditioned upon the satisfaction of the following conditions.

- 1.) The license shall be suspended for a period of 60 days effective on or Before February 15, 1999.
- 2.) The licensee shall properly maintain any and all physical improvements related to security, which have been made to the property and shall implement any security recommendations made by Clara Schmit-Gonzalez.
- 3.) The licensee shall continue to off-duty police no less than five days per week. The off-duty officers shall be employed for a minimum of four hours on each day that security services are provided.
- 4.) 'Hotel management will continue to require identification of all individuals over the age of 14 either renting or residing in the room. Hotel management will maintain an alphabetized list to be used by the front desk to refuse customers previously involved in nuisance activity from staying at the hotel.
- 5.) The actions outlined in the affidavit of Larry Hopfenspirger dated June 10, 1998 will be continued.
- 6.) No changes in the conditions of the Gopher Motel license shall be approved without the written consent of staff.

Following the City Council action, the Gopher Motel closed. The owners notified Licenses that they would be renovating the hotel. The hotel has not reopened since February 1999. Renovations of the

hotel are being completed with a September/October 2002 reopening date approaching.

The owner, Elmer Robert Salovich, stated that he plans to market the hotel to longer-term guests from the University of Minnesota. The conditions placed on the licensee in the 1999 City Council may not be appropriate with the change in the marketing plan of the Hotel.

The License Division and MPLS Safe Division met with Dr. Salovich and discussed the following business operating conditions. Dr. Salovich agreed to abide by the following license conditions.

### **BUSINESS OPERATING CONDITIONS**

1. The licensee shall maintain and supply all security improvements placed in the site plan approved by the Planning Commission. The licensee also will install security cameras in areas of the interior and exterior of the building as approved by the MPLS Police Department (this shall be operational before the reopening).
2. The licensee shall maintain twenty-four hour per day on site management. The on site management shall report all suspected criminal behavior to the MPLS Police in a timely manner.
3. The licensee shall have criminal background checks on all employees of the University Inn. These checks can be obtained at the Bureau of Criminal Apprehension, located in the City of St. Paul.
4. The licensee shall require identification of all individuals over the age of 14 either renting or residing in the room. Hotel management will maintain a register and allow MPLS Police and License Divisions officials access to the register on a monthly basis. The licensee shall maintain an alphabetized list to be used by the on-site management to refuse customers previously involved in nuisance activity from staying at the hotel.
5. The licensee shall only let to persons under the age of 18 with written parental consent.
6. The licensee shall develop, in cooperation with the Minneapolis Police SAFE division, a behavioral agreement that all persons

letting rooms at the University Inn will sign upon check in. The University Inn shall remove any individual or group that fails to follow the behavior agreement.

7. The licensee may not lease to any one person longer than a ten-month period.
8. A license review shall be set for six months and one year after the opening of the University Inn. If during this time period criminal nuisance behavior has been deemed excessive by the License and Police Departments, the requirements for off duty Police, outlined in the 1999 city council decision, shall be reinstated.

I have read the above report and recommendations. I agree with the report, and I agree with the above recommendations. I understand that failure on my part or the part of my business to adhere to this agreement with the Department may lead to further action against my licenses. I understand that this report must be accepted by the Minneapolis City Council and signed by the Mayor. I understand that future violations may put my license in jeopardy.

Elmer Robert Salovich 11/22/02  
Dr. Elmer Robert Salovich, as principal Date  
For Gopher Motel, Inc.

James J. Gonda 11/22/02  
Witness Date

Randa Seibert 11-22-02  
Witness Date

